

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: January 13, 2011

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Patrick Lytle, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
Joe Coath, Vice Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

**Call to Order**

Chairperson O'Donnell called the meeting to order at 7:04 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, absent; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson O'Donnell welcomed new member Chris Geissler to the Architectural Review Commission.

**Chairperson's Remarks**

Chairperson O'Donnell announced the order of proceedings.

**Old Business**

**ARC 10-07**                      528 S. Grove Avenue (Historic) – Final Details

**Applicant:**                      Phil & Marney Naughten  
528 South Grove Avenue  
Barrington, Illinois 60010

**Architect:**                      Sarah Petersen

SA Petersen Architects  
523 South Cook Street  
Barrington, Illinois 60010

On September 9, 2010, the ARC approved a Certificate of Appropriateness for ARC 10-07, 528 S. Grove Avenue. The property owner, Mr. Phil Naughten, is requesting a revision to the approved Certificate of Appropriateness as follows:

1. The garage demolition and reconstruction have been omitted.
2. Omit original chimney for brick veneer chimney through the roof.
3. Omit four round top windows on west and south elevations.
4. Omit rough face concrete block on foundation wall of west elevation and replace with wood siding to match the addition.
5. Omit three-panel door patio door on west elevation and replace with a two-panel French style patio door.
6. Omit triple casement window on the west elevation and replace with two (2) full height double hung windows with transoms.
7. Omit railing on the side porch proposed on the south elevation.
8. Omit turned spindles on side porch on north elevation and replace with 2 X 2 square cedar pickets

Phil Naughten, the property owner said that the scope of the project is higher than they would like it to be, so he was here to show the ARC the changes they would like to make. He proceeded to go over revisions 1 – 8. They are removing the wood burning fireplaces. It will appear to be a brick chimney, but they will use thin brick.

Chairperson O'Donnell said that the cap should overhang.

Vice Chairperson Coath said that the cap should have a one inch projection and should be 4 inches in height.

Commissioner Lytle said that there are three different types of foundation materials.

The Commission recommends that the stone around the patio match the new block.

Mr. Naughten proceeded to go through the remainder of the changes.

The Commission agreed on the following final details:

1. Condition – The chimney cap shall have a one-inch projection.
2. Condition – The chimney cap shall be four inches in height.
3. Condition – Add trim to the two bottom windows on the north elevation. Trim shall match the trim of the other four windows proposed on the north elevation.
4. Recommendation – The base of the porch on the south elevation should match the new block installed on the north elevation.

5. Recommendation – Consider the addition of brackets under the balcony on the west elevation

Commissioner Kozak recused himself from the meeting at 7:27 pm.

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**New Business**

**ARC 11-02**                      138 W. Lake Street (Historic) – Preliminary Review

**Applicant:**                      Joseph Wolnski & Jane Christino  
   138 W. Lake Street  
   Barrington, IL 60010

**Architect:**                      Scott John Kozak Architects, Inc.  
   709 Prospect Avenue  
   Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a noncontributing structure in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a 1.5 tandem garage addition to the existing one-car detached garage. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Mr. Joe Wolnski and Jane Christino, owners of 138 W. Lake Street, were present to review their petition with the Commission. They are proposing to construct an addition to their noncontributing garage. It will give them more room. They will be able to park both cars in the garage and it will make it easier to plow the snow. The foundation will be raised somewhat and they will landscape around it.

Vice Chairperson Coath asked how the floor would be supported.

Mr. Wolnski said there will be piers supporting it and it will have a metal subfloor.

Chairperson O'Donnell recommended that they not use lattice screening as they are proposing, but use slats instead.

Mr. Clisby Jarard, the contractor for Mr. Wolnski and Ms. Christino, said the contractor will use a concrete reinforced pier with I-beams, a heavy corrugated metal decking, and a normal slab.

Vice Chairperson Coath suggests that their screening should reflect structure.

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**ARC 11-01: Materials List/ Historic District Design Guidelines Review**

On the agenda is ARC 11-01 which was moved to the next meeting for review due to the absence of Mr. Summers, Director of Engineering and Building.

Vice Chairperson Coath mentioned that he has concerns about the current construction at the Masonic Temple.

Ms. Tennant said she will go out there on the next day, take some pictures and compare them to the plans.

**Approval of Minutes**

**December 9, 2010**

The December 9, 2010 minutes could not be approved without certain commissioners. The minutes will be moved to the next meeting for approval.


**Planners Report**

**Adjournment**

There being no additional business to come before the Board, a motion was duly made by Commissioner Geissler and seconded by Commissioner Lytle to adjourn the meeting at 7:48 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



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Chairperson O'Donnell  
Architectural Review Commission

Approval Date: February 10, 2011